

# TOWN OF HUDSON INFORMATIONAL MEETING

September 25, 2019

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In Attendance:

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**Members Present:** Mayor Janet Winkler, **Commissioners:** Larry Chapman, Jonathan Greer, Barry Mitchell, Rick Shew, Ann Smith

**Members Absent:** Bill Warren

**Others Present:** Town Manager, Rebecca Bentley, Town Clerk, Tammy Swanson, Town Attorney, Carroll Tuttle and Matt Oetting, McGill and Associates

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Call to Order:

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Mayor Janet Winkler called the meeting to order. She stated that the purpose of the meeting was to discuss the repairs for Hickman Avenue with the property owners around the work site. Janet commented that the meeting was going to be very informational, and she thanked everyone for coming.

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Discussion of Road Repairs – Hickman Avenue:

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Residents – Roger & Vickie Marley, Thomas & Denita Triplett, Robert & Elizabeth Harris, and Jennifer Thompson.

Matt Oetting introduced himself to the audience, and stated that he was the project engineer from McGill & Associates.

Matt explained that the Town only has 30 ft. wide right-of-way along Hickman Avenue, which is not sufficient to make the necessary repairs to the street. He said this is the reason for the request for the easements. Some of the easements will be permanent so that repairs can be maintained. Other easements will be temporary. He said that they have tried to make sure they have provided sufficient area for the contractor to do the work that is necessary.

## **Questions:**

Thomas Triplett asked if the easements would be maintained by the Town.

Matt explained that the temporary easements would last only as long as the repairs are being done.

Carroll stated that the permanent easement is for the flow of water. He explained that there is really not any maintenance to the easements.

Mr. and Mrs. Harris commented that the ditch area along the street stays stopped up.

Matt stated that he feels sure the Town would maintain the ditch line area.

Carroll stated that ownership of the easements would stay with the property owners. The easement is given to allow work to be done on the property. He added that the Town would maintain whatever needed to be maintained in the area on an as-needed basis. He stated that the Public Works Dept., does this type of work.

Rebecca stated that she was never made aware that the ditch was stopped up.

Mr. Harris stated that he had talked with Norman about getting the problems like this taken care of.

Rebecca stated that having debris in it and being totally stopped up are two different things.

Denita Triplett stated that the concrete ditch on the side of the street has never been cleaned out. She said that she spoke with Jimmy Plunk of Public Works, and he did clean it out once.

Ms. Harris talked about the ditches being stopped up, and Public Works indicated that they do not clean out ditches.

Rebecca commented that she had not heard of this problem. Normally, Public Works does clean out ditches.

Robert Marley stated that the ditch they are talking about is a concrete culvert that runs to the creek.

Rebecca stated that Mr. Harris and his father placed the pieces of concrete pipe where they are located now.

Ms. Harris stated that there is a problem with water coming from the apartments.

Rebecca stated that the apartments are outside our easement area.

Robert Harris asked Matt if anyone has talked with him about a problem with sewer in this area. Apparently there is a break in the sewer line somewhere because of the odor.

Matt stated that they did meet with Lenoir Utilities, and Lenoir indicated they had no sewer repairs scheduled for this area. Lenoir does plan to replace the sewer pipes in the project area. Matt stated that the gas lines were scheduled to be replaced in the project area today.

Rebecca commented that the sewer lines belong to the City of Lenoir, and are maintained by the City of Lenoir.

Robert Harris asked Matt if the manholes are going to be removed in the project area.

Matt stated that the pipes will be replaced manhole to manhole. He explained how the sewer will be pumped.

Matt stated that when the contractor comes, if anything looks hazardous, he will report it.

Rebecca stated that we can encourage the City of Lenoir to check out this area. It is a low lying area, and when there is inflow and infiltration, with heavy rains there will be surges.

Ms. Thompson stated that she has enormous trees at the back of her property, and she does not want them removed. She showed Matt her property on the maps.

Matt showed Ms. Thompson where the work area goes to. He commented that it appears the contractor should be able to work around the trees.

Matt discussed the area with the property owners.

Ms. Harris stated that the street really needs speed humps.

Mr. Marley asked about the \$10 check for the easement.

Carroll stated that there has to be some type of compensation to the property owner for the easement, and the \$10 check serves as compensation.

The property owners asked if the engineers could come out and mark the property.

Rebecca explained that if the engineers come out and mark the property, there are fees involved which creates an extra expense for the Town.

Ms. Harris stated that the contractor has been down there working. She said she and her husband did not want to sign the easement until they see the area marked.

The Board explained that the work cannot begin in the area until the easements are signed.

Matt stated that if anything is being measured or done by the contractor, it is probably just rough prep work, which is not considered to be survey work.

Robert Harris asked about a timeline for the work.

Matt said there is a 90-day limit for the project. Paving, on the other hand, would have to be done weather permitting. If cold weather sets in, it might be delayed.

Robert Harris asked about funding from the State.

Rebecca explained that with all the other problems in the State, we are very hopeful we will be funded. At this point, we have budgeted the repairs out of Fund Balance.

Denita Triplett asked if the street would be a paved street.

Matt stated that the project calls for the project area to be repaved.

Ms. Triplett said that she feels their street has been patched too many times, and she feels if the street is that much of a necessity to be reopened, the entire street should be repaved. She said that in the 20 years she has lived there, it has not been repaved.

Rebecca asked the property owners what they need from us - what else is needed for the easements to be signed.

Robert Harris stated that they need to discuss it among themselves a little more to see what they can live with. He stated that they really need to see lines on the pavement and the project area.

Janet suggested that the contractor could mark the area when he is given the go ahead.

Carroll asked if anything has been marked yet by the contractor.

Matt stated that he may have been shooting street elevations, that type thing.

Janet asked Matt if he would call the contractor about marking the property.

Matt suggested that the Town contact the contractor.

Rick commented that it will have to be marked eventually anyway,

Larry asked the property owners what their biggest concern is.

Mr. Harris stated that for him, he was concerned about how far the project area comes up in his yard - And it is a permanent easement.

Janet stated that she and Rebecca would contact the contractor, but the property owners need to understand that the markings would not be precise.

Larry stated that the intent is not to take down trees, etc., but we have to have the property owners' approval to begin the project.

Mr. Harris discussed some of his concerns with the creek, etc. He stated that the contractor had mentioned a few things that concern him. There is a concrete box that is hidden now but will be found when the project begins.

Jonathan asked if we do get something marked on the property, how quickly do the property owners think they could make a decision.

Mr. Triplett stated that if he can see the markings, the decision should be made rather quickly. He stated that he wants to make sure debris is removed from the area.

Mr. Harris stated that one of his main concerns is the rock and the riprap. He said that he wants the least amount of this in his yard as can be there. He asked if the work is going to stay in line with the drawings.

Matt stated that it should stay basically with the drawings.

Mr. Harris stated that seeing the markings on the ground would answer questions for him. The Board discussed whether or not the property should be marked prior to the project being done.

Rebecca stated that this area is the lowest area in Hudson. It is not shown on the flood maps, but it is very swampy. When the water comes from the apartments, and gets to Mr. Harris' property, it is all channeled into the pipes under the road.

Matt stated that the channel will have to be placed where it is now.

Janet stated that since the contractor has been on the property, we should contact him to see if he would meet with her and Rebecca and possibly flag the property.

Matt stated that everyone needs to understand this will not be surveyed markings.

Mr. Triplett stated that his main concern is keeping the ditch and culverts cleaned out.

Janet stated that we can assure him our Public Works Dept. will keep this cleaned out.

Matt mentioned that pipes cannot be designed to take care of every rain we have. The rain that took out this section of street was an unusual rain, and the pipes couldn't handle the amount of water it generated.

Rebecca asked if we should go ahead and proceed with the repairs for Holly Hill, since we have everything we need.

**It was the consensus of the Board to proceed with the repairs for Holly Hill.**

Matt stated that when we get the final signed contracts, he will issue the notice to proceed.

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Adjournment:

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The meeting was adjourned.

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**Tamra T. Swanson, Town Clerk**